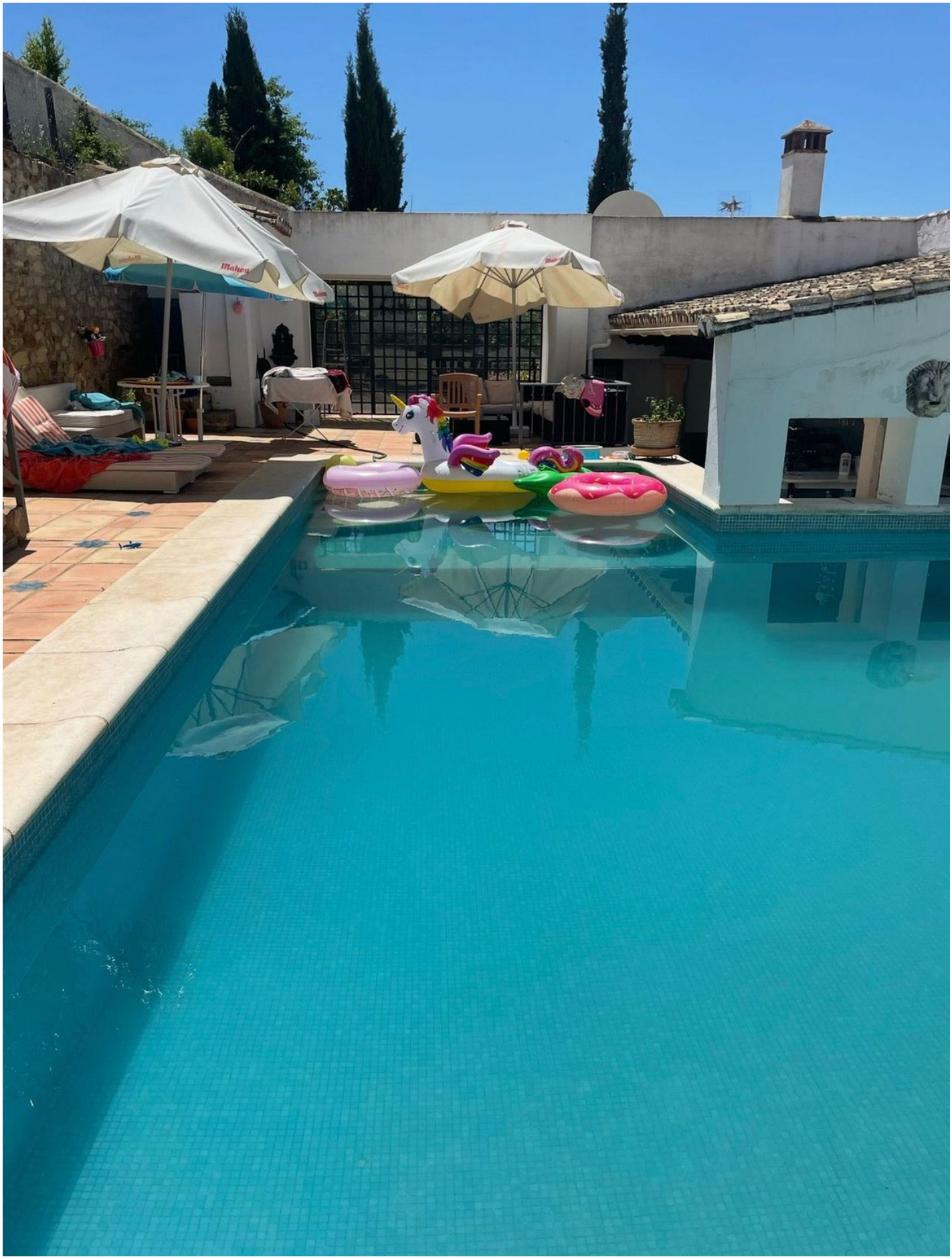
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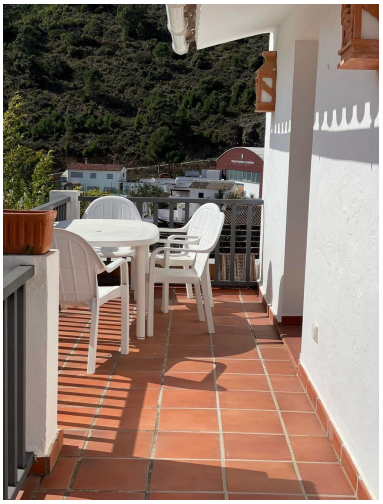
Villa in Benahavís

Reference: R5407951



Bedrooms: 8	Bathrooms: 8	M² Build size: 400	Price: 2,495,000 €
Status: Sale	Property Type: Villa	Parking places: by request	M² Plot Size: 1,150













Overview:

Perched majestically at the very apex of Benahavís Village, this distinguished property stands as an unparalleled landmark, truly the most iconic and distinctive residence within this charming Andalusian gem. It represents a once-in-a-lifetime opportunity to acquire a piece of history fused with extraordinary potential in one of Southern Spain's most coveted locations.

Enjoying an exceptional elevated position, the estate commands complete privacy, offering breathtaking panoramic vistas that stretch across the village rooftops, verdant valleys, and towards the shimmering Mediterranean Sea. This peaceful, natural environment provides an exclusive sanctuary, yet astonishingly, it is merely a short, leisurely stroll down to the vibrant heart of Benahavís. Here, world-class restaurants, artisan boutiques, and essential village amenities await, offering the perfect blend of secluded tranquility and convenient village life.

A Heritage Property: Rarity and Exclusivity

Properties of this calibre and storied heritage rarely grace the market. Such esteemed homes in this privileged location are typically cherished and passed down through generations, making this offering incredibly unique. For the discerning buyer, this is not merely a purchase; it is an acquisition of a legacy, a testament to enduring quality and an investment in an unparalleled lifestyle.

Infinite Possibilities: A Canvas for Your Vision

This magnificent estate is remarkably versatile, presenting a myriad of compelling uses for the visionary owner:

- Prestigious Private Residence: Envision a grand family home, designed to your exact specifications, offering unparalleled luxury and privacy in a spectacular setting.
- Multi-Generational Family Home: With its current layout and potential for reconfiguration, it's ideal for a large family seeking individual spaces within a cohesive estate.
- Premium Rental Investment with Multiple Apartments: Capitalize on Benahavís's high demand for luxury accommodation, generating substantial income from multiple, elegantly appointed units.
- Boutique Bed & Breakfast: Create an exclusive retreat, welcoming guests to experience the charm of Benahavís from a truly unique vantage point, a private accommodation use permissible within its rustic land designation.
- Wellness Retreat (Yoga, Events, Workshops): Transform the tranquil environment into a serene haven for mindfulness, offering bespoke experiences amidst natural beauty.
- Exclusive Venue for Small Weddings & Private Gatherings: Host intimate, unforgettable events against a backdrop of stunning views, leveraging its unique character and elevated position.

Unrivaled Value: Legally Sound & Architecturally Significant

A key advantage of this property lies in its fully legal status, including all existing built areas. Crucially, the current structure is larger than what contemporary planning regulations would permit today, an attribute that adds significant and undeniable value. While the property cannot be extended in height or footprint, the existing robust structure offers immense potential for extensive high-end renovation and thoughtful reconfiguration.

To illustrate this potential, a renowned architect has already prepared a conceptual design showcasing how the property could be artfully converted into approximately six spacious, luxurious apartments. Furthermore, alternative layouts incorporating a greater number of smaller, yet equally exquisite, units are also entirely feasible, offering flexibility to suit diverse investment strategies.

Current State & Modern Comforts

The property is currently habitable and can be occupied immediately, providing flexibility for its next chapter. Renovations can be undertaken gradually, allowing for occupancy during the process, or the estate can be fully redeveloped to realize its complete potential. The present configuration includes one comfortable studio apartment and a charming one-bedroom apartment, with the exciting potential to create an additional apartment above the existing garage structure.

The foundational structure is solid and in excellent functional condition, offering peace of mind to the new owner. There are no humidity issues, and the plumbing and electrical systems are fully operational and up to modern standards. For contemporary living, fiber-optic internet is installed throughout the property, ensuring seamless connectivity, complemented by efficient air conditioning and central heating systems for year-round comfort.

Sustainable Living & Future-Proofing

Embracing sustainability, the property benefits from a substantial solar panel installation, dramatically reducing energy costs and promoting an eco-friendly lifestyle. A large utility and storage area is conveniently located beneath this installation. Additionally, the house is equipped to operate on gas, offering an alternative energy source if preferred, ensuring uninterrupted comfort and functionality.

A full high-end renovation, tailored to the most discerning tastes, is estimated to be approximately €300,000. This figure is a guide, dependent on the final specifications, design sophistication, and choice of luxury finishes, promising a bespoke transformation.

Added Value: Additional Urban Plot

An extraordinary feature of this offering is the inclusion of an additional urban plot, meticulously registered in the cadastral records. This separate plot unlocks further development potential and represents significant added value to the overall estate. An existing option-to-purchase arrangement from previous ownership is fully documented and transparent, posing no legal impediments to realizing this potential.

Legal Clarity & Benahavís Lifestyle

All existing constructions on the property are fully legal and properly registered within the cadastral system, with comprehensive documentation readily available. Building permits can be applied for in accordance with current planning regulations, providing a clear path for future development. It is important to note that while the property is situated on rustic land and therefore cannot be licensed as a hotel, private accommodation uses, such as a boutique B&B, are entirely permissible.

Security and peace of mind are paramount. The property is fully fenced and securely gated, ensuring privacy and protection. Benahavís is renowned as one of the safest and most exclusive municipalities on the illustrious Costa del Sol, celebrated for its exceptional quality of life and robust local infrastructure.

The surrounding area epitomizes luxury and leisure, boasting proximity to:

- La Zagaleta: Europe's most exclusive residential estate.
- La Quinta Golf & Country Club: A prestigious golfing destination.
- Over a Dozen World-Class Golf Courses: An unparalleled paradise for golf enthusiasts.
- Several Five and Six-Star Luxury Hotels: Offering exquisite dining and leisure experiences.

Benahavís, in the south of Spain, is universally acknowledged for its inherent safety, breathtaking natural beauty, and a lifestyle defined by understated luxury and sophistication. This remarkable property is more than a home; it is a gateway to an extraordinary life, representing a truly rare opportunity to acquire a landmark estate within the village with outstanding potential, whether for a grand private residence or a lucrative investment venture.

Features:

Pool, Air conditioning, Mountain views